

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, Development Services Department
Prepared by: Marcie Oppenheimer Nolan, Deputy Planning and Zoning Manager

SUBJECT: Resolution approving the SR7/441 Corridor Master Plan

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA APPROVING THE SR7/441 CORRIDOR MASTER PLAN DOCUMENT; AND AUTHORIZING THE MAYOR TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING HIS SIGNATURE TO SAID RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The SR7/441 Corridor Master Plan is the result of over one year of community involvement. This involvement includes the selection of a Steering Committee of local residents and property owners, a week long design charette with councilmembers and other interested community members and draft documents reviewed by staff, the Community Redevelopment Agency (CRA), Economic Development Council (EDC), and Town Council.

The document provides a long-range vision of the current industrial/commercial area of the Town, bound by the Turnpike on the west and SR 7 on the east. The vision calls for increased densities and intensities of mixes of commercial/industrial uses distributed along a traditional street grid. As the main roadway spine, SR7, is one of the most heavily used public transportation routes in Broward County, the potential to utilize this roadway to create a gateway feeding the existing industrial area and across the Turnpike to the SFEC and traditional downtown can be realized.

The master plan identifies several key nodes for increased commercial/industrial development. These are located at the northern and southern ends of the corridor and along both the Turnpike and SR 7 frontages. Also, the proximity to transit, along SR 7, I-595 with the East-West Transit project and potentially via a connector bridge across the Turnpike creates a true transit oriented area that can provide transit riders both to and from the area. The remaining areas not major nodes are shown as evolving from heavy industrial uses to research, commercial and light industrial uses along this corridor. The plan does provide design ideas to allow the remaining heavy industrial areas to remain yet be redesigned to be compatible with surrounding less intense development.

In addition, the plan addresses the need for a small percentage of residential units, at affordable price-ranges in two locations, both where existing residential exists, at the northern section near the existing travel trailer park and along Griffin Road where there are existing water views. Staff recognizes that this area is not to be primarily residential, but understands that a dense commercial/industrial area requires the 24 hour a day eyes on the street to maintain a livable and workable environment. The total number of residential units in the area has not been determined, however the Davie portion of the site is approximately 700 acres and if 10 to 15 % (70 to 105 acres) was set aside for residential and mixed uses at a density of 31 units per acre (the minimum to achieve viable transit) the total number of residential units would be approximately 2, 170-3,255 dwelling units. These numbers are flexible and may be discussed in greater detail as other planning documents are developed.

The plan does not define uses, setbacks, or development regulations, but does provide graphics of buildable areas, building envelopes and massing. The necessary road infrastructure, street cross-sections and architectural potential to guide proposed development are also detailed. For example, the SR7 cross-section detailed in the plan as well as the recommendation from Town Council to incorporate the bike lane into an extra wide side walk separated from vehicular traffic will be used by the Florida Department of Transportation when they design the widening project in this area.

The implementation of this master plan involves many steps and cooperation among various governmental entities. However, the potential to create a large area of mixed employment opportunities with great access both to the airport/port, downtown Davie and Ft. Lauderdale can increase the sustainability of the quality of life for residents and business owners.

The next steps to implement this vision include the following:

- **Land Use Plan Change** through Broward County and Florida Department of Community Affairs (1 year timeframe);
- **Creation of Land Development Code** to apply in this area (18 moth timeframe);
- **Infrastructure needs assessment** (roads, water, sewer, etc.) and improvement plan (1 year timeframe);
- **Economic Incentive Plan** for redevelopment.

PREVIOUS ACTIONS: The Town Council reviewed the draft document at the May 16, 2005 Town Council meeting.

CONCURRENCES: This item will be presented to the Community Redevelopment Agency (CRA) and Davie Economic Development Committee (EDC) on Monday August 1, 2005 by the South Florida Regional Planning Council (SFRPC). Their recommendation and comments will be provided to Town Council upon completion of the joint meeting.

FISCAL IMPACT: N/A

RECOMMENDATION(S): Motion to approve the resolution

Attachment(s): Resolution, SR7/441 Corridor Master Plan (hard copy)

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA APPROVING THE SR7/441 CORRIDOR MASTER PLAN DOCUMENT; AND AUTHORIZING THE MAYOR TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING HIS SIGNATURE TO SAID RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Town is a member of the State Road 7/441 Collaborative, a partnership of Broward County local government dedicated to improving the corridor by promoting economic vitality, aesthetic improvement, community redevelopment and safety; and

WHEREAS, one of the work components of the aforementioned collaborative is to have the participating members complete a charrette master plan; and

WHEREAS, The Town of Davie recognized the value of the SR7/441 corridor and the redevelopment opportunities present along the corridor; and

WHEREAS, the Town partnered with the South Florida Regional Planning Council to create a vision for the SR7/441 corridor through a charrette master plan process; and

WHEREAS, the Town of Davie appointed a SR7 Steering Committee to organize and implement such charrette process; and

WHEREAS, the Town of Davie held a week long charrette the week of July 17, 2004 and received input from residents, elected officials and property owners along the corridor; and

WHEREAS, the attached document reflects the vision articulated by the charrette participants with technical assistance from the Florida Department of Transportation, Broward County technical staff, South Florida Regional Planning Council, Treasure Coast Regional Planning Council and other interested persons; and

WHEREAS, the Town recognizes that redevelopment is a collaborative process undertaken in partnership with property owners and requires time and patience to achieve said vision; and

WHEREAS, the Town of Davie desires to take the necessary next steps to implement such vision in the corridor; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town of Davie does adopt the vision articulated in the SR7/441 corridor master plan attached as Attachment #1.

SECTION 2. The Town of Davie will take the necessary steps to implement said master plan through amendments to the comprehensive plan, creation of land development regulations, creation of an infrastructure improvement plan and other steps as may be necessary to encourage all property owners along the corridor to redevelopment their properties consistent with the SR7/441 Corridor master plan.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2005.